AGENDA

BOARD OF ADJUSTMENT

Thursday, October 12, 2023

6:00 p.m.

NOTE: In accordance with 29 Del. C. Section 10006A, Board of Adjustment Hearings will be held as a virtual meeting utilizing Zoom Webinar. The New Castle Room, Government Center, 87 Reads Way, New Castle, DE 19720 will be accessible during the scheduled hearing time for members of the public to attend the virtual meeting in-person.

Additional information regarding Virtual Public Meetings may be found at: Virtual Meetings - Land Use

ZOOM Webinar log-in beginning at 5:45 P.M.
Log-in information for this meeting is posted below.

When: October 12, 2023 6:00 PM Eastern Time (US and Canada)
Topic: Board of Adjustment Hearing

Please click the link below to join the webinar:
https://us02web.zoom.us/j/87845518226?pwd=dXdWZXE4N2U1RzE4RzQ5WGl6dGVQZz09
Passcode: 166785

Or One tap mobile:
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+19292056099,,87845518226#,,,,*166785# US (New York)

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Webinar ID: 878 4551 8226
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1. 209 W. Union Drive, Middletown, DE 19709. Area variances: 1. To maintain a detached accessory structure 23 feet in height (20-foot maximum building height) see UDC Section 40.03.410.A. 2. To maintain a detached accessory structure 23 feet in height, 6 feet from the westerly side lot line (10-foot side yard setback) see UDC Section 40.03.410.A & UDC Table
2. **0 & 27 Tyrone Avenue, New Castle, DE 19720.** Area variances: 1. To permit a 4,000 square foot lot size for Parcel 1 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. 2. To permit a 40 foot lot width Parcel 1 (50-foot minimum lot width) see UDC Table 40.04.110.B. 3. To permit a 4,000 square foot lot size for Parcel 3 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. 4. To permit a 40 foot lot width Parcel 3 (50-foot minimum lot width) see UDC Table 40.04.110.B. 5. To permit a 4,000 square foot lot size for Parcel 4 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. 6. To permit a 40 foot lot width Parcel 4 (50-foot minimum lot width) see UDC Table 40.04.110.B. **Chris Feathers.** NC5 Zoning. CD 10. (App 2023-0477-A) TPs 10-005.30-011 & 10-005.30-012.

3. **902 Windsor Avenue, Wilmington, DE 19804.** Area variances to facilitate the recordation of a Land Development Plan: To construct a dwelling 16 feet from the Adelphia Avenue right-of-way for Lot 1 (25-foot street yard setback) see UDC Table 40.04.110.B. **J & B Contractors, LLC.** NC5 Zoning. CD 1. (App 2023-0452-A) TP 07-047.30-012.

4. **1073 Clayton Greenspring Road, Smyrna, DE 19977.** Area variance to facilitate the recordation of a Land Development Plan: To permit a 0 foot lot width (300-foot minimum lot width) see UDC Table 40.04.110.B **TPE DE NE91, LLC.** SR Zoning. CD 6. (App 2023-0411-A) TP 15-026.00-029.

5. **900 Dutch Neck Road, Middletown, DE 19709.** Beneficial Use Appeal: The Applicant claims the landowner has been denied all or substantially all economically viable use of property through the application of the Unified Development Code. See UDC Section 40.31.600. **L. Vincent Rammuno.** S Zoning. CD 12. (App 2023-0382-A) TP 13-004.00-009.

Individuals needing reasonable accommodations according to the *Americans with Disabilities Act*, please call 395-5400 (DRS, 1-800-232-5460) at least (5) business days before the meeting/hearing. Information is available in the Department of Land Use, New Castle County Government Center, 87 Reads Way, Corporate Commons, New Castle, DE from 8:00 a.m. to 4:00 p.m., or call 395-5400.